

**when it comes to claiming your right to proper maintenance, refusing an illegal rent increase, or arguing against housing discrimination, an important question to consider is:**

**do you have rental protection?**

**After the 2024 Wet vaste huurcontracten we updated this handy tool, so you can find out.**

**The new law stipulates that new rental contracts will be permanent unless the tenant belongs to any of the following target groups; students, status holders awaiting permanent residency, people in social care, tenants between 16-27 that take over a contract after the death of a guardian, divorced parents, Wadden islands employees as well as relocation due to renovation or second chance contracts.**

**1**

**do you  
have a  
contract?**

**yes**

**continue  
to next  
slide >>**

**no**

**If you pay rent -even as a subtenant,  
you MUST have a contract to give you  
rental rights. Contact BPW if you need  
help or advice asking for a contract.**

# 2

**Did your contract start before July 1st 2024?**

**no**

**continue to next slide >>**

**yes**

**If this is your first contract on this house check the end date. Your landlord should notify you that your contract is expiring 3 months before the end date (1 month for every year). If you do get a notice of termination, don't hesitate to contact BPW.**

# 3

**Do you belong in any of the "target groups" mentioned earlier?**

**no**

**continue to next slide >>**

**yes**

**Then different conditions apply. Your contract should state you are in a specific target group and have clear start and end dates. If you do not belong to the target group stated in your contract or there is information missing contact BPW.**

**4**

**Does your contract mention an end date?**

**no**

**continue to next slide >>**

**yes**

**In some cases a fixed term contract is still possible for example if you stay in a holiday rental, hospitalverhuur (landlady contract), if the contract belongs to Leegstandwet. That should be clearly mentioned in the contract. If you have any doubts, bring your contract to one of our woonsprekuren meetings.**

**5**

**Then CONGRATULATIONS! You have a PERMANENT CONTRACT !**

**However, there are ONLY 2 valid reasons for termination of a contract:**

**1. Urgent personal use (or use by a first degree relative) after an AGREED term with the tenant.**

**2. Sale of home that is allowed ONLY if your landlord is a natural person, has lived themselves for at least 2 years in the house prior to renting and does not rent any other properties.**

**6**

**In both cases, the grounds for termination should be stated on your contract.**

**whether or not you have a permanent contract you can claim your rental protection and your rights with BPW.**

**Join us by completing the questionnaire in our bio or by sending an email to:  
[rotterdam@bondprecairewoonvormen.nl](mailto:rotterdam@bondprecairewoonvormen.nl)**

